

Old Town Rezoning Handout

Overview

The City of Canal Winchester has initiated a process to create Old Town Zoning Districts for properties within the Historic District and Preservation Area. Old Town Zoning Districts, described below, intend to establish standards to accommodate existing and future development in Old Town. The districts allow more development standard flexibility and address appropriate uses.

Old Town Residential Single Family (OT-SF)

Uses

- Permitted Uses: Single family detached dwellings, accessory buildings, and home occupations
- Conditional Uses (Require approval from the Planning & Zoning Commission): Churches, parks, schools, and bed and breakfasts
- Kennels are not permitted

Development Standards

- Setbacks are reduced from the Single Family Residential District (R-3): Front yard build to line is the avg. of the adjacent, side setback is 5 ft., and rear setback is 20 ft.
- Building height is no more than 35 ft, 2 stories, or 10% higher than adjacent structures

Old Town Residential Multi Family (OT-MF)

Uses

- Permitted Uses: Multi family dwellings (no more than 6 units per acre or 12 units per building) and accessory buildings
- Conditional Uses (Require approval from the Planning & Zoning Commission): Churches, parks and schools
- Kennels are not permitted

Development Standards -See OT-SF

Old Town Commercial (OT-C)

Uses

- Permitted Uses: Retail, offices, services and residential. Residential uses must meet OT-SF/OT-MF standards.
- Conditional Uses (Require approval from the Planning & Zoning Commission): Open display of materials, recreation, convenient markets, bed and breakfasts, licensed massage parlors, and animal grooming
- Prohibited Uses: Fast food, misc. automobile related uses, fuel stations, hotels, recreational uses except parks, veterinarians, kennels, drive thrus, pool halls, outdoor lumberyards, exterminators, liquor stores, pawn shops, check cashing, drug/alcohol rehab centers, and the sale of firearms

Development Standards

- Setbacks are reduced from the General Commercial District (GC): Front yard build to line is the avg. of the adjacent, side setback is 0 ft., and rear setback is 20 ft.
- Building height is no more than 38 ft, 3 stories, or 10% higher than adjacent structures